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GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
(HOUSING-II BRANCH)

NOTIFICATION

The 12th June, 2023

No. 18/30/09-5Hg2/853 .—In order to Streamline the work of this Department and in exercise of the powers conferred by Section 175 of the Punjab Regional and Town Planning and Development Act, 1995 and Section 41 of the Punjab Apartment and Property Regulation Act, 1995, the Governor of Punjab is pleased to appoint the officer(s)/committee(s) as per Annexure 'A' to exercise the powers and perform the functions of the Competent Authority, Appellate Authority and Revisional Authority under these Acts.

This Notification shall supersede all previous Notifications issued in this regard.

This issues with the approval of Hon'ble Chief Minister, Punjab.

Chandigarh
The 2nd June, 2023

AJOY KUMAR SINHA
Principal Secretary,
Housing and Urban Development, Punjab

Annexure 'A'

Sr. No.	OUTSIDE MUNICIPAL AREAS & IN MC, SAS NAGAR			
	CATEGORY	COMPETENT AUTHORITY	APPELLATE AUTHORITY	REVISIONAL AUTHORITY
A.	LICENSES TO COLONIES			
1.	License to all categories of Colonies	CA of concerned Authority	DTCP	Administrative Secretary
B.	APPROVAL OF LAYOUT PLANS			APPELLATE AUTHORITY
1.	Super Mega/Mega Projects/ Industrial Park projects within GMADA Authority	Committee under chairmanship of DTCP comprising of following members: 1) Chief Town Planner, Punjab(Member Convenor) 2) Additional Chief Administrator, GMADA 3) Chief Engineer, GMADA 4) Nominee of the Mega project branch, PUDA.	Administrative Secretary	
2.	• Super Mega/Mega Projects/ Industrial Park projects in other authorities. • All types of Colonies under PAPRA including Industrial Park under conversion policy.	Committee under chairmanship of CA of concerned Authority comprising of following members: 1) ACA of concerned Authority (Member Convenor) 2) Senior Town Planner of concerned Circle 3) Superintendent Engineer concerned Authority 4) Nominee of the Mega project branch in case of Mega projects.	DTCP	
3.	All OUVGL sites	• Layout Plan approval committee already constituted under the Chairmanship of CA, PUDA. • The technical approval of the Layout Plan shall be granted by CTP, PUDA.		
4.	Urban Estate/ Industrial Estate/ Industrial Park to be developed by Development Authorities	• Planning and Design Committee under the Chairmanship of Administrative Secretary. • The technical approval of the Layout Plan shall be granted by CTP, PUDA.		
C.	APPROVAL OF ZONING PLANS			APPELLATE AUTHORITY
1.	Super Mega/Mega Projects/ Industrial Park projects within GMADA Authority.	Chief Town Planner, Punjab.	DTCP	
2.	Super Mega/Mega Projects/ Industrial Park projects in other authorities.	<i>Senior Town Planner of concerned Circle (In case of PAPRA Colony, technical approval of Zoning Plan to be sent by concerned STP to concerned CA of Authorities for issuance.)</i>		
3.	All types of Colonies under PAPRA including Industrial Park under conversion policy.			
4.	OUVGL/Urban Estate/ Industrial Estate/ Industrial Park to be developed by concerned Development Authority/Govt./Semi-Govt. Authority			
5.	All allotted/auctioned sites by concerned Development Authority falling in OUVGL/Urban Estate/ Industrial Estate/ Industrial Park.			

D.	APPROVAL OF BUILDINGPLANS		APPELLATE AUTHORITY
1.	All Standalone projects other than Industry and Hotel/Hospital under conversion policy	STP (Concerned circle)	DTCP
2.	Standalone Industries including rice sheller, brick klin, stone crushers and Warehouse.	Director of Factories	Administrative Secretary of Department of Labour
3.	Petrol Pump and Gas stations	District Town Planner of Concerned District	DTCP
4.	<ul style="list-style-type: none"> • All Allotted/ Auctioned chunk sites above 2.5 acres • Chunk sites in private approved colony/Super Mega/ Mega/ Industrial Park Projects above 2.5 acres. • Sites of Group Housing / Commercial / Industrial colony above 2.5 acres under PAPRA. 	Committee under chairmanship of CA of concerned Authority comprising of following members: - <ol style="list-style-type: none"> 1) Senior Town Planner of concerned Circle. 2) Superintendent Engineer concerned Authority. 3) Estate Officer of concerned Authority (Member Convenor). 4) Representative of PEDDA w.r.t. ECBC 	Administrative Secretary
5.	<ul style="list-style-type: none"> • All Allotted/ Auctioned chunk sites upto 2.5 acres • Chunk sites in private approved colony/Super Mega/ Mega/ Industrial Park Projects upto 2.5 acres. • Sites of Group Housing / Commercial / Industrial colony upto 2.5 acres under PAPRA. 	Committee under the chairmanship of Concerned ACA of concerned authority comprising of following member: - <ol style="list-style-type: none"> 1. Estate Officer of concerned Authority (member convenor) 2. District Town Planner of the concerned district. 3. Executive Engineer (Public Health) of concerned Authority. 4. Representative of PEDDA w.r.t. ECBC 	CA of Concerned Authority
E.	BUILDING PLAN OF UNAUTHORIZED STAND-ALONE BUILDINGS		APPELLATE AUTHORITY
1.	Education/Medical Religious/Social charitable institutes, Farm House upto 15 acres	Senior Town Planner (STP) of concerned circle	DTCP
2.	Education/Medical/ Religious/Social charitable institutes, Farm House above 15acres and Commercial including Hotel and Eating Joints	Chief Town Planner (PUDA)	DTCP
F.	Completion/Partial Completion Certificate		
1.	All types of Layout Plans	Chief Administrator of the Concerned Authority.	
2.	Building Plans	Competent Authority approving Building plans.	
Occupancy Certificate			
3.	Occupancy Certificate For all category of Standalone projects (except industry)	Senior Town Planner (STP) of concerned circle.	
4.	Occupancy Certificate of all other buildings including all Allotted/ Auctioned/Chunk sites/sites in approved projects of HUD	Estate Officer of concerned Authority.	
5.	Occupancy Certificate for Standalone industries.	Director of Factories.	

ABBREVIATIONS

DTCP-Director Town and Country Planning, Punjab.
CA-Chief Administrator of the Concerned Development Authority
STP-Senior Town Planner of the Concerned Circle of HUD
ACA-Additional Chief Administrator of the Concerned Development Authority
DTP-District Town Planner (Planning) of the Concerned District
Colony- Residential, Industrial or Commercial Colony as defined in PAPRA, 1995
PEDA- Punjab Energy Development Agency
ECBC- Energy Conservation Building Code

Since, Change of Land Use (CLU) permission has been merged with the approval of Layout Plan, Building Plan, and License to Colonies, therefore, compliance of the provisions of Master Plans, siting guidelines and other provisions relating to conversion of land before granting Layout Plan and Building Plan approval shall be ensured by the concerned Competent Authority.

Note: -

1. The Director of Factories, Punjab has already been appointed as Competent Authority to grant approval to standalone industries as per Notification dated 19.10.2022.
2. In case of standalone projects, building plans shall be approved by concerned STP after procuring ECBC compliance certificate issued by empaneled design expert of PEDA.
3. These orders will be in supersession to all earlier orders/notifications issued in this regard.
4. These orders shall come into force with immediate effect.
5. The cases already applied in the offices of the previous Competent Authority before issuance of this notification shall be dealt by the previous Competent Authority.
6. Clarification, if any, shall be issued at the level of administrative secretary HUD.